



Minutes of the Enhanced Services Commission held on

Minutes Enhanced Services Commission December 12, 2007

December 12, 8:30 AM, at the Rio Salado Operations Center, Tempe, Arizona.

Members Present:

Gordon Cresswell
Randy Levin
Mark Richwine
Mitch Rosen
Chris Salomone
Chris Wilson

City Staff Present:

Basil Boyd
Diane Johnson
Dee Dee Kimbrell
Nancy Ryan
Julie Sparr

Members Absent:

Chris Anaradian
Tom Canasi
Scott Cole
Jerry Hart
Greg Loper

Guests Present:

Meeting convened at 8:30 AM.

Randy Levin called the meeting to order.

Agenda Item 1 – Consideration of Meeting Minutes: November 14, 2007

Randy asked if the members had an opportunity to review the minutes from the November 14, 2007 meeting.

MOTION: Chris Salomone moved to approve the minutes.

SECOND: Gordon Cresswell

DECISION: The minutes were approved unanimously.

Agenda Item 2 – Public Appearances

There were no public appearances

Agenda Item 3 – Lake Hydrology & Water Quality

Basil Boyd, City of Tempe Hydrologist, gave an overview of the Town Lake hydrology and water quality history. He passed out two handouts, one a map of the lake showing where the piezometers are located and one a graph showing the readings from the piezometers.

- 1) Basil said the graph started in June 1997 and ran through December 2007. On the west side of lake showed water elevation of 1120 prior to lake being filled with water. There was a spike when the lake was filled with water in 1999 then another spike in December 2004 due to a water flow from upstream.

General discussion regarding the **lake hydrology and water quality**, including:

- Randy asked what the normal lake water elevation is. Basil said the elevation is 1148.
- Randy asked when the water table elevation will get back to the 2002 and 2003 levels. Basil stated he does not know if it ever will. He stated there is more water upstream than ever before with increased water releases from the ADOT drain and gravel quarries. Randy asked if the discussion should be to build tall garages around the lake or keep the wells running 24 hours a day. Basil said they could not assure to run recovery wells 24/7 because the wells could break down at anytime and the water pumped to the surface would exceed infiltration. The only well that could help SunCor would be the well closest to them. He said the wells are not designed for dewatering (lowering the water table) they are designed to recover seepage water from the lake.
- Chris Salomone asked if the water levels will be impacted with the reclaimed water being introduced into the lake. Basil said the water that comes into the lake can not leave the lake as fast as it comes into the lake. He said the only things that could change the water table elevation are if we raised or lowered the elevation of the lake, if the lake bottom layer or slurry walls become less effective over time, or change permeability of the surrounding ground.
- Randy asked about the newspaper article today in the East Valley Tribune talking about the reclaimed water to be put in Town Lake. Basil said the City is talking about putting reclaimed water into the lake as make-up water. He said the reclaimed water will meet drinking water standards but can not legally be used for those purposes. He said in order to put the reclaimed water in the lake the City will need a permit from the Arizona Department Environmental Quality (ADEQ). As of today the City has not received the permit.
- Chris Salomone asked if there is an uninterrupted supply of reclaimed water or will it be off and on. Basil said there is a priority of use for the reclaimed water. It is used for cooling the Kyrene power plant and the Ken McDonald Golf Course. Right now the City has a permit to put in one million gallons of water into the Salt River at the I-10 Freeway. Nancy also stated the City is planning on using the reclaimed water for turf irrigation around the lake.
- Mitch Rosen suggested when talking about the reclaimed water to the public we should use the term “going green”.
- Mark Richwine asked if ADEQ requires public notification of using reclaimed water for turf irrigation. Basil said once it enters the lake it no longer becomes reclaimed water. If the water is pumped directly to the turf then it does require notification as reclaimed water.

Agenda Item 4 – Private Project Update

Each private developer gave a summary of projects around Town Lake.

- 1) Mitch Rosen of SunCor reported at Rio West the U.S. Airways Credit Union Corporate Office will move in this Saturday. In building “A” the U.S. Airways tenant improvements have started and they have projected April 1st for occupancy. He said last year SunCor sold the first three buildings at Rio West to the Wolff Co. The last two buildings are in escrow to be sold to them in a week or two. Mitch said Rio West has been a good project for SunCor.

- 2) Randy reported the third office tower at Hayden Ferry Lakeside (HFL) is into the City for a third review. They have projected May/June start date. SunCor has 80,000 sq. ft. in leases out for signatures or in final negotiations. He said the second condo tower, Bridgeview, will have 50 homeowners moving in February, March, and April. Randy reported the design guidelines are nearly done for HFL and SunCor will be sending them to ASU and the City. He also said there is a Request for Qualifications (RFQ) out and due in December 15 for the ASU Conference Center Hotel at HFL East. They will have two weeks to narrow down the recipients to 3-to-5. The chosen recipients will proceed into a Request for Proposal (RFP) process.

Agenda Item 5 – Public Project Update

Nancy Ryan gave a summary of public projects in Rio Salado.

- 1) Nancy stated the City is moving forward with the construction design for the Rio East Linear Park located on the south bank of Town Lake from Rural Road to the east dam. Staff has met with the design team including SWA Group for a preliminary design. On large sheets of paper she showed the commission members the three early concepts of slopes and terraces for the park. She asked them if they had any questions or comments on the design. The linear park will be built by the City.
- 2) There are two plans in Rio Salado going for site plan review. One is Tempe Landings located on the southeast corner of Rio Salado Parkway and Priest. Tom Meissner is proposing two 200,000 sq. ft. 6-story buildings. The other site plan review is for Namwest's Hayden Harbor at the old Club Rio site. It is a mixed-use development.
- 3) Papago Gateway located at northwest corner of Washington St. and Mill Ave. has announced they have leased one floor to First Solar.
- 4) Nancy announced the ADOT construction for the 202 widening kicks off in February 2008 around the Rio Salado Operations Center. The Public Works department is working with ADOT on the issue of costs that should be part of the project and not be costs for the City. These costs pertain to the multi-use path that has to be moved because of the widening project.
- 5) The Central City Development Committee of the Whole is meeting on January 10, 2008 to have an update on donation policies by the Rio Salado Town Lake Foundation. They will discuss how they handle the donations for future projects.

General discussion regarding the **Public Projects**, including:

- Randy asked when the grass will go in on the north bank across from HFL. Nancy said it will be soon after the re-grading is recalculated for the site. He reported the Super Bowl will have 5 of its largest events hosted at HFL on Thursday, Friday, and Saturday of Super Bowl Sunday.
- Mark Richwine said the City of Tempe is also hosting two other major events for the Super Bowl.
- Mitch asked how the Centerpoint Project was doing in condo sales. Chris Salomone said he does not know how many condos have been sold. He stated the project is fully financed and they are projected to open in March.

The Committee's next meeting will be **January 9**.

Meeting adjourned at 9:49 AM.

Prepared by: Diane Johnson

Reviewed by: Nancy Ryan

Nancy Ryan
Rio Salado Project Manager